

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – AUGUST 18, 2004

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, August 18, 2004, at the Township Municipal Building by Chairman Larry Smith.

Present: Matt Connell, Jim Connor, Chris Eckert, Larry Smith, Dave Gordon, Engineer Chris McDermott, Atty. Tim McManus and Planning Director Dave Albright.

Absent: Dave Johnson and Dick Rodenbach

The **Pledge of Allegiance** to the Flag was led by Chris Eckert.

Minutes. On motion made by Matt Connell, seconded by Jim Connor it was voted to approve the minutes of the July 21, 2004 meeting, as distributed. (5-0)

Submittals:

Gray, David L and Michael L. (Minor Subdivision) Effort Associates. Engineer Chris McDermott said a waiver request would be needed for the scale, which exceeds 1"=50' and for contour lines. On motion made by Chris Eckert, seconded by Dave Gordon it was voted to accept this plan for review. (5-0) (Plan date 7/2004) (Received 8/3/04)

Plan Review.

Kal TAC Inc. (Land Development Plan/Reverse Subdivision Plan) Effort Associates. Mike Lalli was present on behalf of this plan and asked for it to be tabled tonight. On motion made by Matt Connell, seconded by Jim Connor it was voted to table this plan. (5-0) (Plan date 8/2003) (Received 11/10/03)(Accepted for review 11/19/03) (Tabled 12/17/03, 1/21/04, 2/18/04, 3/17/04, 5/19/04, 6/16/04, 7/21/04, 8/18/04) **(Open-ended waiver signed 1/21/04)** (SEO: testing complete planning module ready for approval)

Warnken, Kathleen (Major Subdivision) Robert Beers, P.L.S. There are two issues still pending with this plan, trees over 18" and eliminating the right-of-way. The right-of-way elimination has not been recorded yet; therefore, Mr. Beers is asking to table this plan. On motion made by Jim Connor, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date 2/27/04) (Received 3/4/04) (Accepted for review 3/17/04) (Tabled 4/21/04, 5/19/04, 6/16/04, 7/21/04, and 8/18/04) (Open-ended waiver signed 5/19/04) (SEO: testing is complete, planning module submitted)

Brodheadsville Shopping Center (Preliminary/Final Land Development) Ott Consulting Inc. Review Revised Plan. A lengthy discussion ensued. They are only remodeling the inside of the building and dividing it into individual commercial spaces. On motion made by

Matt Connell, seconded by Jim Connor it was voted to approve the waiver request dated 8/18/04 on all items and any similar items that appear in Article 6 of the ordinance; except item #6. (5-0) On motion made by Jim Connor, seconded by Chris Eckert it was voted to conditionally approve this plan subject to items 1, 2, and 4 of Atty. Tim McManus letter dated August 17th, and Engineer Chris McDermott's letter of August 13th items 8, 10, 12 & 13 and subject to compliance with Article 6. (5-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted for review 7/21/04) (Rev. 8/2/04) **(90-day review ends 10/21/04)** (SEO comments: No flow data has been submitted)

Ianuale A. Lewis (Lot Line Adjustment) HMG Engineering, LTD. This property is on Cottontail and Silver Valley Road. Mr. Ianuale was present; however, his Engineer was absent. Engineer Chris McDermott went over his review letter. On motion made by Matt Connell, seconded by Dave Gordon it was voted to table this plan until all comments could be addressed. (5-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted for review 7/21/04) **(90 day review ends 10/21/04)**

Marketing Technology Lot Joiner 60 & 61 OMME. Robert Beers, P.L.S. Mr. Beers was present on behalf of this plan. He refreshed the Commissions memory that this plan had conditional approval at last month's meeting and had made all the necessary changes to the plan, however, he discovered a right-of-way going across lot #60 and had to revise this plan. Engineer Chris McDermott needs to review this plan now that the right-of-way is noted on the plan. On motion made by Jim Connor, seconded by Chris Eckert it was voted to conditionally approve this plan subject to Engineer Chris McDermott's approval. (5-0) (Plan date 4/30/04) (Received 5/6/04) (Accepted 6/16/04) (90 day review ends 9/16/04) (approved 7/21/04) (Revised 8/18/04) **(Open ended waiver signed 8/18/04)**

Emerson Chase Subdivision (Preliminary Major Subdivision) Boucher & James, Inc. Chris Borger was present on behalf of this plan and asked to table tonight. On motion made by Matt Connell, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date 9/30/03) (Received 10/1/03) (Accepted for review 10/15/03) (Waiver 60 day 11/19/03, 90 day waiver 2/11/04, 60 day waiver 5/19/04, 8/15/04) (Revised 1/30/04, 2/11/04) (Tabled 1/21/04, 2/18/04, 3/17/04, 4/21/04, 5/19/04, 6/16/04, 7/21/04, 8/18/04) SEO: soils testing currently being performed by Del-Val soils) **(60 day waiver will expire October 15, 2004)**

Sketch Plan.

Effort Mini Storage Phase 2. Niclaus Engineering. Lou Cozza of Niclaus Engineering was present on behalf of this plan. A brief discussion ensued; however, the Commission recommends joining the two parcels. (Plan date 8/3/04) (Received 8/3/04)

Business from the Planning Commission.

The SALDO course dates are as follows: October 7, 14 and 21 from 6pm-9pm. All interested must let us know. At this time, the interested parties are Larry Smith, Matt Connell, Jim Connor, Chris Eckert and Dave Albright.

Planning Module Approval.

Kal-Tac Inc. (Land Development Plan/Reverse Subdivision Plan) Effort Associates. Testing is complete the planning module is ready for approval contingent upon the planning commission's approval of the land development plan. The plan was tabled for this evening therefore, on motion made by Matt Connell, seconded by Dave Gordon it was voted to table this module until action is taken on the plan. (5-0)

Plans to be signed.

Marketing Technology Lot Joiner 333, 334 and 335 BBE. Robert Beers, P.L.S. (Plan date 4/30/04) (Received 5/6/04) (Accepted 6/16/04) (90 day review ends 9/16/04) (Approved 7/21/04) (**Open ended waiver signed 8/17/04**)

Other Business.

Article IV Official Map Recommendations to the Supervisors. This map is based on the Recreation Plan and the HRG Traffic Study. It identifies future road intersection improvements, park, and open space areas. The Commission needs to send recommendations to the Board of Supervisors for their public hearing being held on September 7, 2004 at 6:00 pm as part of their legal requirements. Planning Director, Dave Albright explained the Article IV official map to the Commission members. After a brief discussion, the Commission recommended to the Board to move along with the Article IV official map and that they can see its benefits as a land use planning tool.

Public Comment. None.

Adjournment. There being no further business, on motion made by Chris Eckert, seconded by Matt Connell it was voted to adjourn at 9:04 p.m. (5-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary